

SECTION J MAJOR CAPITAL PROJECTS

Major Capital Projects / Improvements (Academic Year 2008-2009)

During the Academic Year 2008-2009, the following Facilities Master Plan related projects and other major capital projects and improvements were undertaken at Brookdale Community College.

I. FACILITIES MASTER PLAN FUNDING EFFORTS

Capital funding for 2008-2009 has been identified for the following projects:

\$21,600,000	Renovation and expansion of Collins Arena
\$ 7,400,000	Renovation and expansion of Auto Technology Center
\$ 6,700,000	Interior Renovation of Western Monmouth Branch Campus
\$ 1,000,000	Renewal & Replacements for College Infrastructure

II. FACILITIES MASTER PLAN PROJECTS

Renovation and Expansion of Collins Arena

Construction began in May 2009 with an expected completion date of January 2011. The work was awarded as multiple prime contracts totaling \$15,832,992. As of June 30, 2009, \$1.4 million has been expended. This project will allow for the renovation of 58,000 square feet and the addition of a fitness center and event center totaling approximately 31,600 square feet.

Renovation and Expansion of the Auto Technology Center

Construction began in May 2009 with an expected completion date of January 2010. This project will permit renovation of 17,400 square feet as well as an addition of approximately 12,000 square feet. The work was awarded as multiple prime contracts totaling \$4,747,300. As of June 30, 2009, \$1.35 million has been expended.

Interior Renovation of Western Monmouth Branch Campus

Interior renovation work began on the 3rd and 4th floors of the Western Monmouth Branch Campus in February 2009; work on the 1st floor began in May 2009. This project includes renovation of 37,900 square feet over three floors and some minor finish work on the 2nd floor. This project was awarded as multiple prime contracts totaling \$4,255,931 with \$2.5 million expended as of June 30, 2009. This project is scheduled to be completed in January 2010.

III. OTHER MAJOR CAPITAL PROJECTS / IMPROVEMENTS

Main Electric Distribution Loop / High Voltage Switch Replacement. The College spent approximately \$95,000 on the replacement of the final two high voltage switches, the replacement of cables, and termination of the high voltage loop supplying electricity to the Lincroft campus. The completion of this project will ensure the reliability of electric power to all academic buildings at this location for the next two decades.

Concrete Sidewalk Replacements. The college expended \$175,000 in the second year of a five year plan, replacing approximately 3,000 linear feet of asphalt walkways with concrete at the southeast sector of the Lincroft Campus. This campaign will enhance the quality of life for the mobility impaired as well as improve the appearance of the sidewalks in general. In this phase of the plan the College provided access to the smoking gazebos, which previously had not been accessible.

Level One Classroom Upgrades. The College has invested over \$137,000 to upgrade fifty additional classrooms into classrooms capable of delivery of information through the use of technology. This cost includes the electrical and cabling requirements as well as the projectors and computers necessary to deliver higher level technology to the classrooms.

Lincroft Interior Signage. The College recently spent \$10,600 to improve the interior way-finding signage in our newly renovated buildings. This signage will greatly enhance the student's ability to navigate their way from building to building.

Long Branch Higher Education Center Electrical Upgrades. The College expended \$18,500 upgrading the electrical system at the Long Branch Higher Education Center. This enhancement was necessary in order to provide top quality delivery of distance learning components from the Lincroft Campus.

Lighting Retrofit. The College recently invested \$30,000 to retrofit T-8 lighting fixtures in several buildings on the Lincroft Campus. Approximately 300 fixtures were replaced. The payback on this investment is anticipated to be less than two years.

Concrete Trash Receptacles. The College spent \$16,400 for the purchase of exterior trash containers. This purchase will provide an opportunity for visitors to properly dispose of their trash while providing an aesthetically pleasing appearance at the entrance to the various buildings.

Student Life Center Projects. Brookdale spent \$9,000 to enhance the existing security system in the Student Life Center. This upgrade included the installation of additional cameras in several locations in the bookstore and in the area of a recently installed ATM machine. The College spent approximately \$10,000 to repair a main drain line from the Student Life Center kitchen. This repair utilized a novel process, resulting in no lost time for the kitchen. In addition, approximately \$65,000 was spent to paint areas of the Student Life Center and the Advanced Technology Center.

Lincroft Roofing Repairs. Brookdale invested approximately \$100,000 in roof repairs on the Main Academic complex. These repairs were necessary to prevent interior leaks from progressing and damaging the educational spaces. The College also replaced a large number of cracked downspouts to prevent water infiltration at various window locations.

Emergency Back Up Generators. The College expended \$34,000 for the design of an emergency back-up generator support system to maintain the critical operations of the College during power outages. The back-up generator system will supply power to our server farm, radio station, telephone system and commercial refrigeration systems. Because Brookdale is a county evacuation site, it is essential that these critical operations be maintained during power outages.

Heating, Ventilation and Air Conditioning. The College expended approximately \$52,000 to replace individual DX units at the Receiving & Mail Center, the Print Shop and Gorman Hall. These units (with the exception of the Receiving & Mail Center unit) were nearing the end of their expected lives. The unit at the Receiving & Mail Center was replaced because an oversized unit was not cycling sufficiently, so mailings were not processing properly due to excessive humidity.

Brookdale spent approximately \$21,000 for improvements to the HVAC systems at our Neptune and Wall Higher Education Centers. These improvements focused primarily on giving the Central Plant greater remote control over the units at the Centers. Approximately \$4,500 was spent replacing pumps needed for heated and chilled water for buildings served by the Central Plant.

Larrison Hall Sewage Lift Station. The College expended approximately \$31,000 in enhancements and repairs to the Larrison Hall sewage lift station. Carbon steel rails that had severely corroded over a dozen years were replaced with stainless steel rails, and the electrical controls for the pumps were replaced to allow the lift pumps to operate equal amounts of time to eliminate excess wear on one or the other.

Permeable Parking. Brookdale expended just over \$17,000 to increase parking at our Wall and Western Monmouth sites. About 50 spots were added to the Western Monmouth Branch Campus parking lot and 25 spots were added at the Wall Higher Education Center.

Library Structural Repairs. The College expended just over \$15,000 to replace rotted beams that were supporting the roof in one section of the library.

Grounds Equipment. Approximately \$53,000 was spent on a new backhoe to replace one that was worn out beyond economical repair.

Miscellaneous Items.

- ***Bicycle Racks*** - Brookdale spent about \$4,500 on bike racks to provide a green alternative to automobile use.
- ***Whiteboards Installation*** - The College spent just under \$10,000 on whiteboards in conjunction with Technology Level 1 classroom installations.
- ***Storm Water Inlet Covers*** - Approximately \$6,000 was expended for storm water inlet inserts to meet NJ storm water discharge regulations.
- ***Hydro seeding*** - The College spent about \$6,000 hydro seeding areas surrounding walkways to replace turf displaced by concrete contractor.
- ***Trash Disposal Repair*** – Brookdale expended about \$4000 to repair the hydraulic trash compactor and cardboard crusher.
- ***Roadway Directional Stripping*** - The College expended \$9,000 for the completion of restriping the Campus roadways with reflective paint. This project was undertaken to maintain the safety and security of those traveling throughout the College's roadways and parking lots.

Professional Services. The College expended approximately \$72,000 dollars in various areas. Just over \$13,000 was spent designing renovations for four bathrooms. Just over \$27,000 dollars were spent on the Big Four project. Just over \$28,000 dollars were spent on the Central Plant upgrade study. About \$3,200 dollars were spent on Architectural fees for improvements to the Northern Monmouth Higher Education Center.